

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 8, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, Robert Spraetz and Chris Woodard.

City Staff Present: Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: August 17, 2015 APC Meeting Minutes

Motion: To approve the August 17, 2015 minutes.

Motion: Schmitz; Second: Horkay; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Case No.: 1508-PUD-15 (PUBLIC HEARING)

Description: Spring Mill Station Northeast Quadrant PUD Amendment
Kroger Limited Partnership by EMH&T requests an amendment to incorporate an additional 0.529 acre +/- to the Spring Mill Station Northeast Quadrant PUD District.

Todd presented an overview of the proposed ordinance as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the August 3, 2015 meeting.

Public Hearing opened at 7:08 pm

Sam Milligan 176 Straughn Lane: Expressed concern with traffic circulation and parking.

Public Hearing closed at 7:10 pm

Paula Gartner, EMH&T, representing Kroger Limited Partnership, stated that the new design should improve traffic flow in the area. She said that the layout of the canopy location and the additional lane marking and signage on the site should help with traffic flow.

Kingshill asking about new the median on the north side of the building.

Gartner said this will allow a safe place for employees to cross between the building and the new pick-up location.

Schmitz asked where the temporary spaces for curbside pick-up will be located.

Gartner said that the spaces have not yet been designated.

Motion: Forward Petition 1508-PUD-15 with the condition that the following language be added to the end of Section 7, Item F: "Extensions may be granted by the Director, as deemed necessary or desirable."

Motion: Horkay: Second: Kingshill: Vote: 8-0

Case No.: 1508-DDP-14

Description: Kroger Curbside Pick-up
150 West 161st Street

Kroger Limited Partnership by EMH&T requests Detailed Development Plan review for a curbside pick-up canopy adjacent to the existing Kroger store on approximately 0.529 acre +/- located in the Spring Mill Station Northeast Quadrant PUD District.

Todd presented an overview of the proposed detailed development plan as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the August 3, 2015 meeting.

Kingshill wanted to know why this project needed to be expedited.

Gartner said that they wanted to get the canopy and signage done before winter and the holidays.

Motion: Forward 1508-DDP-14 with the following condition:

1. Approval shall be contingent upon the approval of 1508-PUD-15 (the Amendment) by Council.
2. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Hoover: Second: Horkay: Vote: 8-0

Case No. 1509-ODP-19, 1509-SPP-19 & 1509-DDP-16 (PUBLIC HEARING)

Description: Bridgewater Pointe Shoppes
NWC of Gray Road and 146th Street

KRG Bridgewater, LLC by American Structurepoint requests Overall Development Plan and Primary Plat review of 2 commercial lots on approximately 7.633 acres +/- and Detailed Development Plan review for a new 14,400 square-foot retail building on Outlot 2 of the Bridgewater Marketplace, Section 4, located in the Bridgewater PUD District.

Murray presented an overview of the proposed overall development plan, primary plat and detailed development plan, as outlined in the staff report.

Maue asked about the status of the amenity area.

Murray responded that the petitioner is still finalizing the design of the amenity area, and it will be compliant before it is back before the APC.

Woodard asked about screening the dumpster.

Murray said landscaping is proposed to provide for screening.

Public Hearing opened at 7:28 pm

No public comments.

Public Hearing closed at 7:29 pm

No action is required at this time.

Case No. 1509-PUD-18 (PUBLIC HEARING)

Description: The Trails PUD
East side of Oak Ridge Road, south of State Road 32
EdgeRock Development requests a change in zoning of approximately 13.75 acres
+/- from the AG-SF1: Agriculture/Single-Family Rural District to The Trails PUD
District.

Schmitz recused himself prior to The Trails PUD item being heard.

Todd presented an overview of the proposed ordinance, as outlined in the staff report.

Birch Dalton, EdgeRock Development, made a brief presentation and highlighted the potential family entertainment center use on the east side of the project and the proposed multi-family use on the west side of the project.

Maue stated that a concern of everyone's is the quality of the project. He asked if trail connections could be made a requirement rather than an option in a list of potential amenities.

Dalton responded that they will work with the City on connecting to the Monon Trail and prefer to not add an additional access point on the Midland Trace Trail in order to keep the existing tree line. He said that they will update the ordinance to reflect their intentions for trail connections.

Kingshill noted that due to the project's location and visibility on State Highway 32, the Monon Trail, and the Midland Trace Trail, it will need enhanced architecture on all four sides of the buildings.

Dalton agreed and stated that they are currently working on different designs and materials for the buildings.

Maue asked for a description of architectural insulated panels.

Dalton said that it is a metal panel that has the appearance of EIFS or stucco and has four (4) inches of insulation. He said that he would provide samples of the material.

Kingshill asked where parking would be located.

Dalton stated that he would like to have some first-floor parking if the multi-family development ends up being a taller structure.

Public Hearing opened at 7:45 pm

Sharon Williams, 807 E SR 32: Is opposed to the change of zoning.

Linda Naas, 1122 E 161st St: Speaking on behalf of 161st Street neighbors had some questions regarding the project. She expressed concern regarding high-density apartments being built across from single-family homes. She thought that high-density residential would be by Grand Park, not at this location. She mentioned that the Comprehensive Plan calls for the State Road 32 corridor to be an employment corridor. She asked if there will be more than one access point to the apartments and when Lot 1 and Lot 2 would be connected. She expressed concern with the list of possible amenities for the multi-family use, stating that many of them didn't seem like actual amenities. She asked about the timeline of the project. She expressed concern that there seems to be a lot of options being presented, but not a definitive design of the project.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Has concerns with the multi-family part of the project. She feels there are too many multi-family projects that have already been approved in Westfield, and several have not yet been built. She is concerned that the City may not need 300 more units in this area, but thinks there may be better opportunity near Grand Park Village. She expressed concern with the amount of open space being proposed, stating that 30% would be preferable. She wondered if one access point would be enough to serve the property. Also, she expressed a desire to preserve trees along the Anna Kendall Drain.

Public Hearing closed at 7:57 pm

Dalton stated that site access has been discussed with the Fire Department for each phase of the project and they are okay with the proposed concept. Regarding open space and environmental concerns, he stated that they want to preserve the tree line along the Midland Trace Trail and will work on their site layout to preserve as much along the Anna Kendall Drain as possible as well. He said that the quality of the projects will be high and that revised building renderings for the next APC meeting should demonstrate the project quality. He added that the people in the area that he has talked to about the project have expressed interest in having a place to walk for entertainment and food.

No action is required at this time.

Schmitz returned to the meeting.

Case No. 1509-PUD-17 (PUBLIC HEARING)

Description: Grand Park Indoor Sports and Recreation Facility PUD District Amendment
City of Westfield requests an amendment to the Grand Park Indoor Sports and Recreation Facility PUD Ordinance to incorporate additional real estate into the PUD District to allow for the development of a hotel/lodging use.

Pohlman presented an overview of the proposed amendment to the PUD Ordinance to incorporate additional real estate into the PUD District, as outlined in the staff report. Also attached is a letter with questions regarding this request.

Public Hearing opened at 8:06 pm

Linda Naas, 1122 E 161st St: Speaking on behalf of 161st Street neighbors had some questions about this amendment and wants to know more about the project before it goes forward. Specifically, she wants to know who the builder will be, who the developer will be, who owns the land (understanding that this land was purchased and transferred from Craig Wood), why is an addition 5 acres needed, who will operate the facility, and what exactly is the project. She also asked if this land was part of the original purchase agreement from 2011 or if the land was purchased since then. She asked how the development and construction of the project will be funded. Is this a public development? Is this a private development? She asked how this project will affect the surrounding area and requested more information about the project.

Robert Bunner, 417 N Union St: Expressed concern with how Grand Park was funded and urged the City to stop spending money. He expressed frustration that Grand Park is not open to the public for public use. He also expressed concern with the government's role in developing a hotel property, stating that he believes all transactions and funding should be privately done.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Said that she has a lot of questions about this project. She expressed concern that there is not a lot of information about this project, except that we know that the City owns this project. She said that a lot of people are wonder what is coming and believes that a better explanation of the project will increase the comfort level for people.

Public Hearing closed at 8:12 pm

Pohlman explained that the City owns the property and requested proposals from the private sector for developing the land for a lodging/hotel use. He said that the City has narrowed the selection to one partner and all the information will be discussed in a public hearing as the project progresses. He said the current petition is to simply zone the property for a hotel use and added that the architectural standards from the UDO would apply to this project. As with other projects the end user is not known yet. The parking lot will be used both by the indoor facility and the hotel. The design will be completed as the project further progresses.

Maue said that Pohlman's explanation helped clarify that this is just the beginning of the process.

Kingshill asked if the City is the developer.

Pohlman said yes, the City will own the land and lease it to a private developer who would fund, build, own and maintain the facility. He said that the City's part in this is a partnership that the City owns the ground.

Motion: Forward 1509-PUD-17 to the City Council with a favorable recommendation.

Motion: Kingshill: Second: Horkay: Vote: 8-0

Case No. 1509-CPA-01(PUBLIC HEARING)

Description: Grand Junction Sub-District Addendum

City of Westfield requests an amendment to the Westfield-Washington Township Comprehensive Plan to incorporate detailed design policies for the Gateway Sub-District.

Todd presented an overview of the proposed amendment, as outlined in the staff report. He cited the downtown planning history and explained that this amendment provides detailed recommendations and policy guidelines for the redevelopment of the four corners of U.S. 31 and State Road 32.

Public Hearing opened at 8:25 pm

Robert Bunner, 417 N Union Street: Said that he is in favor of the proposal but wants to know about the towers. He stated that he believes the map indicates that the towers have been approved, but thought that the topic was tabled. He wondered if this was a way of getting the towers approved by the Council in the future.

Linda Naas, 1122 E 161st St: Speaking on behalf of 161st Street neighbors had some questions about the addendum. She said that she does not believe enough community input has been given on comprehensive plan amendments since 2007. She believes that certain parts of the plan has changed over time without appropriate community input. She expressed concern with the towers being shown on the map, stating that the matter was tabled last July. She also expressed concern with the transit stop being included in this plan, since it had not been previously discussed. She stated that residents do not feel like they are part of the decision-making process for comprehensive plan amendments and believes the City chooses when to follow the plan and when to not follow the plan.

Ray Schneider, 4455 Whitney Road: Expressed concern with the towers appearing on the map in this addendum and is afraid that if this passes that the towers will be built. He asked if the towers were presented to the citizens for feedback. He asked if the design and construction of the towers were put to bid, and if so, was it an RFP. He asked to see the newspaper notifications for the bids. He expressed frustration with the City's spending habits.

Public Hearing closed at 8:35 pm

Todd said that the compressive plan addendum does not approve the towers. He said that the map was simply an excerpt from the Grand Junction Implementation Plan 2013 document. He added that there is no intention to suggest approval of the towers by this addendum. He added that the dots indicate the location of the existing foundations, should the City ever want to put something there in the future.

No action required at this time.

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS

No report

CITY COUNCIL LIAISON

No report

BZA LIAISON

Report provided by Schmitz.

ECD STAFF

No report

ADJOURNMENT (8:39 pm)

Motion: Kingshill: Second: Horkay: Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton